

Executive Summary

Highway 105
Highway 105, Beaumont, Texas, 77713
Ring bands: 0-1, 1-3, 3-5 mile radii

Prepared by Esri
Latitude: 30.13329
Longitude: -94.19085

	0 - 1 mile	1 - 3 mile	3 - 5 mile
Population			
2010 Population	4,765	22,810	47,877
2020 Population	5,543	24,514	48,184
2024 Population	5,951	25,107	47,861
2029 Population	6,157	25,492	47,908
2010-2020 Annual Rate	1.52%	0.72%	0.06%
2020-2024 Annual Rate	1.69%	0.56%	-0.16%
2024-2029 Annual Rate	0.68%	0.30%	0.02%
2020 Male Population	47.2%	47.7%	47.5%
2020 Female Population	52.8%	52.3%	52.5%
2020 Median Age	35.5	37.4	37.5
2024 Male Population	48.0%	48.4%	48.3%
2024 Female Population	52.0%	51.6%	51.7%
2024 Median Age	35.6	37.6	37.9

In the identified area, the current year population is 47,861. In 2020, the Census count in the area was 48,184. The rate of change since 2020 was -0.16% annually. The five-year projection for the population in the area is 47,908 representing a change of 0.02% annually from 2024 to 2029. Currently, the population is 48.3% male and 51.7% female.

Median Age			
The median age in this area is 37.9, compared to U.S. median age of 39.3.			

Race and Ethnicity			
2024 White Alone	35.3%	37.5%	40.1%
2024 Black Alone	44.1%	41.6%	39.0%
2024 American Indian/Alaska Native Alone	0.6%	0.5%	0.6%
2024 Asian Alone	6.5%	7.3%	2.6%
2024 Pacific Islander Alone	0.0%	0.1%	0.1%
2024 Other Race	6.5%	5.8%	9.9%
2024 Two or More Races	7.0%	7.3%	7.6%
2024 Hispanic Origin (Any Race)	13.3%	13.2%	18.0%

Persons of Hispanic origin represent 18.0% of the population in the identified area compared to 19.6% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 76.7 in the identified area, compared to 72.5 for the U.S. as a whole.

Households			
2024 Wealth Index	54	91	73
2010 Households	2,061	9,734	19,220
2020 Households	2,432	10,450	19,049
2024 Households	2,613	10,668	18,782
2029 Households	2,695	10,767	18,700
2010-2020 Annual Rate	1.67%	0.71%	-0.09%
2020-2024 Annual Rate	1.70%	0.49%	-0.33%
2024-2029 Annual Rate	0.62%	0.18%	-0.09%
2024 Average Household Size	2.25	2.34	2.52

The household count in this area has changed from 19,049 in 2020 to 18,782 in the current year, a change of -0.33% annually. The five-year projection of households is 18,700, a change of -0.09% annually from the current year total. Average household size is currently 2.52, compared to 2.50 in the year 2020. The number of families in the current year is 11,961 in the specified area.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.

Source: U.S. Census Bureau. Esri forecasts for 2024 and 2029. Esri converted Census 2010 into 2020 geography and Census 2020 data.

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Mortgage Income			
2024 Percent of Income for Mortgage	18.0%	22.5%	19.9%
Median Household Income			
2024 Median Household Income	\$66,404	\$72,103	\$58,924
2029 Median Household Income	\$77,668	\$81,057	\$68,843
2024-2029 Annual Rate	3.18%	2.37%	3.16%
Average Household Income			
2024 Average Household Income	\$86,010	\$102,825	\$85,218
2029 Average Household Income	\$99,184	\$117,458	\$98,397
2024-2029 Annual Rate	2.89%	2.70%	2.92%
Per Capita Income			
2024 Per Capita Income	\$36,879	\$43,903	\$33,359
2029 Per Capita Income	\$42,400	\$49,847	\$38,315
2024-2029 Annual Rate	2.83%	2.57%	2.81%
GINI Index			
2024 Gini Index	39.0	43.6	44.5

Households by Income

Current median household income is \$58,924 in the area, compared to \$79,068 for all U.S. households. Median household income is projected to be \$68,843 in five years, compared to \$91,442 all U.S. households.

Current average household income is \$85,218 in this area, compared to \$113,185 for all U.S. households. Average household income is projected to be \$98,397 in five years, compared to \$130,581 for all U.S. households.

Current per capita income is \$33,359 in the area, compared to the U.S. per capita income of \$43,829. The per capita income is projected to be \$38,315 in five years, compared to \$51,203 for all U.S. households.

Housing

2024 Housing Affordability Index	124	99	113
2010 Total Housing Units	2,256	10,668	20,984
2010 Owner Occupied Housing Units	1,072	5,296	12,239
2010 Renter Occupied Housing Units	989	4,438	6,981
2010 Vacant Housing Units	195	934	1,764
2020 Total Housing Units	2,651	11,466	21,280
2020 Owner Occupied Housing Units	1,155	5,312	11,610
2020 Renter Occupied Housing Units	1,277	5,138	7,439
2020 Vacant Housing Units	237	981	2,279
2024 Total Housing Units	2,882	11,819	21,165
2024 Owner Occupied Housing Units	1,194	5,386	11,608
2024 Renter Occupied Housing Units	1,419	5,282	7,174
2024 Vacant Housing Units	269	1,151	2,383
2029 Total Housing Units	2,882	11,823	21,198
2029 Owner Occupied Housing Units	1,303	5,595	11,927
2029 Renter Occupied Housing Units	1,392	5,172	6,774
2029 Vacant Housing Units	187	1,056	2,498

Socioeconomic Status Index

2024 Socioeconomic Status Index	47.6	50.6	45.0
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Currently, 54.8% of the 21,165 housing units in the area are owner occupied; 33.9%, renter occupied; and 11.3% are vacant. Currently, in the U.S., 57.9% of the housing units in the area are owner occupied; 32.1% are renter occupied; and 10.0% are vacant. In 2020, there were 21,280 housing units in the area and 10.7% vacant housing units. The annual rate of change in housing units since 2020 is -0.13%. Median home value in the area is \$186,890, compared to a median home value of \$355,577 for the U.S. In five years, median value is projected to change by 8.40% annually to \$279,762.

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